

Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	16	+ 6.7%	136	138	+ 1.5%
Closed Sales	22	19	- 13.6%	131	131	0.0%
Median Sales Price*	\$268,000	\$254,000	- 5.2%	\$220,000	\$251,850	+ 14.5%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	39	31	- 20.5%	60	33	- 45.0%
Percent of Original List Price Received*	100.0%	100.6%	+ 0.6%	96.7%	102.6%	+ 6.1%
New Listings	17	15	- 11.8%	141	152	+ 7.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

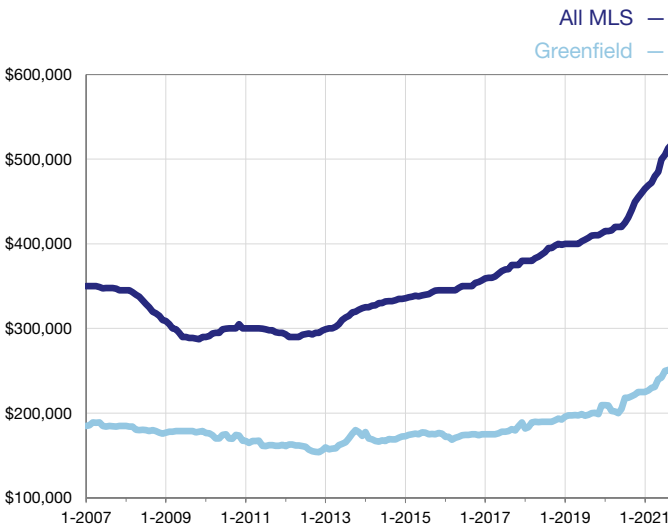
Condominium Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	22	14	- 36.4%
Closed Sales	3	2	- 33.3%	21	10	- 52.4%
Median Sales Price*	\$179,000	\$172,500	- 3.6%	\$165,500	\$173,000	+ 4.5%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.7	+ 88.9%	--	--	--
Cumulative Days on Market Until Sale	48	17	- 64.6%	77	16	- 79.2%
Percent of Original List Price Received*	101.4%	100.2%	- 1.2%	97.2%	99.3%	+ 2.2%
New Listings	0	2	--	23	16	- 30.4%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

